



# Memorandum City of San Jose Office

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Leslye Corsiglia

**SUBJECT:** SEE BELOW

**DATE:** November 14, 2003

Approved

Date

11.18.03

**COUNCIL DISTRICT:** City-wide

## INFORMATION

### **SUBJECT: FIRST QUARTER REPORT DETAILING ACTIVITY IN THE HOUSING DEPARTMENT'S HOUSING REHABILITATION PROGRAM**

This report covers activity in the Housing Rehabilitation Program for the first quarter of Fiscal Year 2003-04 (July 1, 2003 through September 30, 2003).

The Housing Rehabilitation Program provides loans and grants and construction oversight to extend the useful life of affordable housing, including single-family homes, mobilehomes and multi-family properties. The Department also administers the Strong Neighborhoods Initiative Exterior Grant Program in the Strong Neighborhoods Initiative (SNI) Redevelopment Project Areas.

As stated in previous quarterly reports, due to the City's financial challenges and the uncertainties with Redevelopment funding, the Department has only approved new applications for rehabilitation loans and grants for emergency "health and safety" related improvements and repairs. With the approval by the Agency Board of an additional \$2.3 million in October, the Department is prioritizing existing applications for exterior improvement work. The Department also continues to supervise rehabilitation of properties for which applications were previously approved and funded.

### **Highlights and Accomplishments**

Significant actions completed during the first quarter of FY 2003-04 include:

- During the first quarter, 51 rehabilitation projects for a total of 54 units were completed, including 7 mobilehome units.
- In addition, a total of 118 units were painted through the Department's Paint Program.
- The Program continues to effectively target and serve the City's lower-income residents.

The breakdown of residents approved for assistance, by income category, during the first quarter of FY 2003-04 is as follows:

Extremely Low-Income: 22 (69%)  
Very Low-Income: 6 (19%)  
Low-Income: 4 (12%)  
Moderate Income: 0 (0%)

All approvals during the first quarter were to clients in the lower-income categories with extremely low-income households receiving 69% of funds approved.

- In accordance with adopted City Council Policy, the Program continues to work towards spending a minimum of 75% of program funds in targeted areas. During the first quarter of FY 2003-04, 66% of approved funds were in targeted areas.
- Since the inception of the SNI Exterior Grant Program in August 2002, the Department has approved a total of 185 applications for Exterior Grants. Of these, the Department has received funding (\$1.95 million from FY 2002-2003) for completion of at least 85 applications. The additional 381 SNI Exterior Grant Program applications currently on hold are being prioritized for future funding recommendations using the additional \$2.3 million approved by the Agency Board on September 16<sup>th</sup>.

### **Quarterly Reports**

The following reports are included in this document:

- **Housing Rehabilitation Program Production** – Reports on activity in the Housing Rehabilitation programs during the first quarter of 2003-04. The report includes data on loan approvals, completions, and grant awards undertaken during the quarter.
- **SNI Rehabilitation Program Production** – Reports on all rehabilitation activity in the SNI areas where housing rehabilitation is a “top ten” priority in the neighborhood improvement plan.

  
LESLYE CORSIGLIA  
Director of Housing

# HOUSING REHABILITATION PROGRAM PRODUCTION

As of 09/30/2003

(ATTACHMENT I)

2003-2004

1999-00 thru 2002-03

	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Year Totals	1999-00	2000-01	2001-02	2002-03
Number of Loans/Grants Approved	32				32	231	352	412	550
Deferred Loans	4				4	55	107	17	21
Amortized Loans	1				1	10	13	5	3
Grants/Conventional Homes	18				18	22	0	188	377
Grants/Mobilehomes	9				9	144	232	202	149
Units in Approved Loans/Grants	50				50	232	357	418	647
Dollar Amount in Approved Loans/Grants	\$518,659				\$518,659	\$3,243,158	\$7,431,422	\$6,388,961	\$11,516,899
Number of Projects Completed	51				51	281	170	324	384
Units in Completed Projects	54				54	287	243	327	403
Number of Applications Cancelled	27				27	65	107	93	94
Units in Cancelled Applications	33				33	65	108	107	97
Paint Grants Completed	85				85	868	720	721	511
Units in Paint Grants Completed	118				118	1076	785	1,021	579
Dollar Amount in Paint Grants*	\$255,265				\$255,265	\$1,784,191	\$1,398,290	\$2,099,069	\$1,468,563

\*The "Dollar Amount in Paint Grants" includes paint grants awarded in combination with a rehabilitation loan or grant. This amount is not included in the "Dollar Amount of Approved Loans/Grants".

Rehabilitation Program Activity in SNI Areas 7/1/03 thru 09/30/03									
SNI ACTIVITY	Council District #	Projects On Hold*	Approved Projects	\$ Approved Projects	Under Construction	Projects Completed	Paint Projects Complete	Paint \$ Completed	Total Funds
<i>Blackford</i>	1	16	1	\$15,000	5	0	0	\$0	\$15,000
<i>Burbank</i>	6	14	2	\$100,000	0	0	2	\$5,040	\$105,040
<i>East Valley / 680</i>	5	92	5	\$94,469	1	6	33	\$28,435	\$122,904
<i>Five Wounds</i>	3 & 5	19	1	\$15,000	1	0	9	\$22,908	\$37,908
<i>Greater Gardner</i>	3 & 6	17	0	\$0	0	0	3	\$9,459	\$9,459
<i>Hoffman / Via Monte Thirteenth Street (Inc. Hensley Historical)</i>	10	30	0	\$0	2	0	0	\$0	\$0
	3	40	2	\$30,000	6	3	8	\$20,780	\$50,780
<i>KONA</i>	7 & 8	3	0	\$0	1	1	2	\$4,010	\$4,010
<i>Winchester</i>	1 & 6	20	0	\$0	4	1	0	\$0	\$0
<b>Sub T O T A L</b>		<b>251</b>	<b>11</b>	<b>\$254,469</b>	<b>20</b>	<b>11</b>	<b>57</b>	<b>\$90,632</b>	<b>\$345,101</b>
<b>Other S N I</b>		<b>146</b>	<b>7</b>	<b>\$110,500</b>	<b>3</b>	<b>5</b>	<b>14</b>	<b>\$52,545</b>	<b>\$163,045</b>
<b>Grand T O T A L *</b>		<b>397</b>	<b>18</b>	<b>\$364,969</b>	<b>23</b>	<b>16</b>	<b>71</b>	<b>\$143,177</b>	<b>\$508,146</b>
*Inc. Mobile home approvals									